

How to Own A Farm in Western Canada



Why Pay Rent—

WHEN YOU CAN EASILY

OBTAIN A FARM
OF YOUR
OWN

IN THE LAND OF BIG CROPS
And RICH PASTURE.



The Department of Colonization and Development of the Canadian Pacific Railway has the following offices in Great Britain, whose representatives at any time will be glad to furnish information regarding Canadian agricultural, industrial, and commercial enterprises.

LONDON { **A. EWAN MOORE**, European Colonization Manager,
 T. E. ROBERTS, Asst. " " "
 62-65 Charing Cross, S.W.1. "

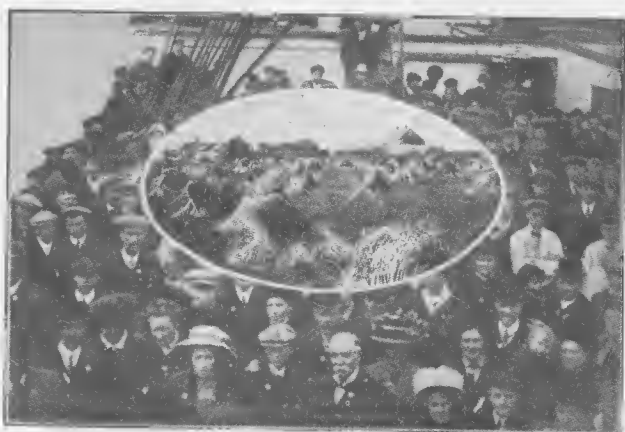
LIVERPOOL - **A. S. WALTER**, District Representative,
 Royal Liver Building, Pier Head.

GLASGOW - - **J. D. CAMERON**, District Representative,
 25 Bothwell Street.

Or any Canadian Pacific Agent in Great Britain or Europe.

J. S. DENNIS, Chief Commissioner,
Department of Colonization and Development,
Canadian Pacific Railway,
Montreal, Canada.

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WHY THEY COME TO WESTERN CANADA.—Many a farmer possessed of but limited means, settling in Western Canada, finds himself at the end of a few years the owner of a profitable farm and comfortable home, free of encumbrance.

The Farmer's Opportunity

THE object of this pamphlet is to show how the Canadian Pacific Railway helps the tenant farmer in England, Scotland, or Ireland, or indeed anyone who wishes to be a farmer, to become his own landlord on a farm in Western Canada. This Company has waiting for the settler over four million acres for selection, an area very much larger than Wales, consisting of first-class agricultural land, situated in a healthy climate, within reasonable access of good markets, railway facilities, etc.



A City School in Alberta.

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Alberta's Horses are World-famed.

It is the wish of the Canadian Pacific Railway to have along their line as many good farmers as possible owning their own land, close neighbours to each other, with towns, villages, schools, and churches, just as exist in the Old Country.

Undeveloped Lands

These lands are the pick of the Western Unimproved Farm Lands in Manitoba, Saskatchewan, and Alberta, which are being offered for sale on a 35-yearly Amortization or Rental Purchase Plan.

Not only are these lands situated along the line of the Canadian Pacific Railway, but large blocks of excellent fertile land are also available, and adjacent to other railways, and can be obtained from this Company on the same terms.

This enables a man with limited means to commence farming operations on a sound basis, in Western Canada.

What the Canadian Pacific Offer

The Canadian Pacific has always been the pioneer in providing favourable terms for the colonization of its lands, particularly in connection with the terms under which its lands have been sold, and, in order to make it as easy as possible for British farmers to establish themselves in Canada, new and attractive terms of sale have been inaugurated.

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Western Canadian Sheep, Unlimited Range.

Terms of Sale

Under this plan all the settler pays down is 7 per cent. of the purchase price—then he will have one year's free use of the land without any interest chargeable whatever, after which the balance of principal will be amortized on an easy payment plan of thirty-four equal annual payments, which makes the second payment fall due two years after the purchase of the land ; this instalment and all other instalments are guaranteed never to exceed 7 per cent. of the balance of the cost of the land. For example, on a purchase of 160 acres, costing, say, \$3,000, or approximately £600, the down payment will be \$210, or about £42 10s., and the annual payments, commencing at the end of the second year, will be \$195.30, or roughly £39. At the end of thirty-four years the settler will get clear title to the land—unless, of course, he wishes to pay sooner, which is his privilege. Nowhere else can be found such a farm offer to-day.

Why this Extraordinary Offer ?

This extraordinary offer is made by the Canadian Pacific Railway in order to settle its remaining farm lands, and it places within reach of practical farmers the outstanding opportunity to own their farms on the very easiest possible terms. Many will doubtless wonder at the liberality of the offer which is now made to secure settlers for the Canadian West. It may also strike them, that if the opportunity there is so great, the country should soon settle itself without such special inducements. The truth is that the

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natural resources and opportunities are settling Western Canada rapidly; yet not so fast as the Canadian Pacific Railway desire it to be settled. It must be borne in mind that the settling of Western Canada is the project of a great railway system and not the enterprise of a land company.

It is not the Company's purpose simply to dispose of the lands, but to colonize them with successful settlers. Each new settler means bigger crops, more freight and passenger traffic to the Railway, and, therefore, every effort is made to get more and more settlers of the character that makes for the substantial and wholesome development of the country.

It should be realized that no ordinary Land Company could exist and sell rich, virgin, and fertile land on such liberal terms as contained in this offer.

Our terms will permit the settler to use the greater part of his capital for farm improvements, better livestock, farm equipment, home comforts, etc., and are made for the farmers' benefit.

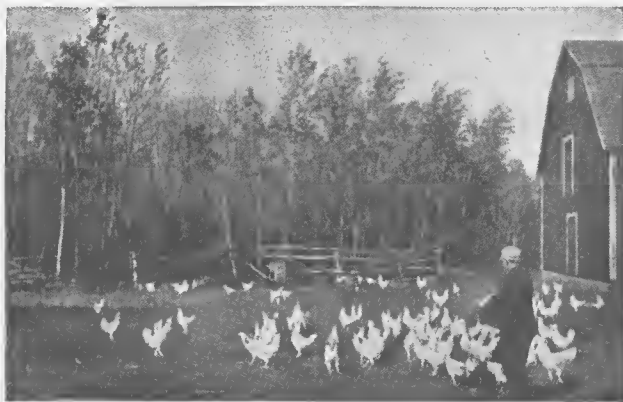
Irrigated Farm Lands

In Sunny Southern Alberta, a district that is specially adapted to mixed farming and where irrigation has been proved to be most beneficial, the Company has constructed a vast irrigation system



Irrigation Ditch, Demonstration Farm. Strathmore.

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The Hens pay the Grocery Bill on many Irrigation Block Farms.

where there is an unfailing supply of water which is administered under the direction of the Government. Why? it may be asked. Because irrigation in Southern Alberta ensures the settler a crop every year—increases his crops each year—makes him independent of weather conditions—produces great quantities of coarse grains, pastures, alfalfa, roots, etc., thus developing the live-stock industry which is safe and ultimately more profitable than wheat farming—tends towards closer development, well-cultivated farms, and good neighbours.

These lands are also sold on the amortization or rental-purchase plan. (See Terms of Sale, page 5.)

No Lands Sold without Examination

The Canadian Pacific does not sell land except to persons who have actually inspected and expressed their satisfaction with that land, and it is therefore necessary for the intending settler to proceed to Canada as early in the spring as possible. The Canadian Pacific will not undertake to select the land for anyone, but will provide every facility for so doing, and the advice and assistance of expert land assessors are always available.

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Stacking in Western Canada.

So enormous has become the demand for land in Western Canada, that even the Canadian Pacific, by limiting the sale of its remaining lands to genuine settlers, has good reasons to anticipate disposing of the bulk of its remaining unsettled areas within a few years. **The intending settler, therefore, who wishes to take advantage of present prices and these special facilities has no time to lose.**

Trip of Inspection

Reservations have been taken on steamers sailing for Canada, and the settlers will be conducted to the various districts by experienced guides. This increases the comfort of travel and saves the settlers endless worry, time, and expense in travelling over parts of the country unsuitable to their requirements.

No Taxes on Improvements.

Taxes are moderate, and there are no taxes on live stock, building, improvements, implements, or personal effects. Good markets, modern schools, roads, churches, and amusements make farm life in Western Canada desirable and attractive.

Advantages

The advantages of Western Canada as a wheat-growing country are so well known now that it is unnecessary to enlarge on this point. Western Canada

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is also unequalled for stock raising and dairy farming, and any practical man willing to work can make a comfortable living out of mixed farming, which is without doubt less speculative than, and quite as profitable as, wheat growing pure and simple. Horses, cattle, sheep, and hogs thrive on the native grasses and wild pea vines. Stock is often placed on the market without having been grain fed and brings the highest prices.

The Dominion Government does all it can to encourage dairy farming. To induce settlers to follow dairying, it is building and operating creameries in co-operation with the Farmers. In these creameries a small percentage only is charged for sinking fund purposes until the plant is paid for. It is then turned over to the Farmers free of debt for their own operation. The Government by guaranteeing the products of the creamery are able to ensure for the Farmers the highest market price for the butter. With a herd of only five good dairy cows a man can make a good sum monthly from his cream alone, and the skimmed milk would be a valuable product for feeding hogs and calves.



Holstein Dairy Herd, C.P.R. Farm, Strathmore, Alta.

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Prize Cattle at Indian Head.



Mixed Farming, Western Canada.

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Prize Cattle at Indian Head.



Mixed Farming, Western Canada.

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The Climate of the Prairie Provinces

The climatic conditions in Western Canada are exceedingly healthy and invigorating, and in the central parts of each province extremes are practically unknown, although the temperature in winter sometimes drops below zero. The Canadian winter is dry, and the brilliant sunshine, which is typical, renders the season surprisingly pleasant. It may even be described as Canada's playtime, as the winter affords splendid opportunities for all kinds of outdoor sports.

The summer heat is tempered by cool evenings, and together these produce the champion wheat of the world. **There is nothing in the Canadian climate, winter or summer, to discourage a settler who enjoys good health.**



Canadian Oats.

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Journey to Canada

Method of Procedure Recommended for British Settlers

Before proceeding to Canada, the intending settler should endeavour to make himself acquainted with the general conditions in the three prairie provinces by calling or by corresponding with the **Colonization Manager, Canadian Pacific Railway, 62-65 Charing Cross, London, S.W.1**, or nearest office. Reliable information and advice will be given gratis as to the best districts in which to settle in accordance with individual requirements.



*Party of Settlers leaving Montreal by Canadian Pacific train
bound for the West.*

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Personally Conducted Parties

The most convenient method for British settlers is to join one or other of the conducted Canadian Pacific land parties which are scheduled to leave Liverpool and other ports during the Spring and Summer months. **There are no extra charges made over and above the ordinary transportation rates.**

On arrival of settlers, arrangements are made for land seekers to be driven over certain districts for the purpose of inspecting land free of cost. These land parties are organized for the convenience and comfort of prospective colonists, and are accompanied by experienced conductors, for whose services no charge whatever is made.

Dates of sailings, cost of journey, and rates for shipment of settlers' effects or other goods will gladly be given upon application. To those travelling other than by Conducted Party letters of introduction are furnished to the officials of the Company according to destination, so that every facility is afforded in seeing the best farming districts suitable to individual requirements.

The services of Agricultural Land Experts are also available, if required, without charge.

How to Transfer your Money

Colonists are recommended to change their English money, before sailing for Canada, into Dominion Express Money Orders or Travellers' Cheques.

The Money Orders are payable in dollars and cents throughout the whole of Canada.

Travellers' Cheques are issued in denominations of \$10, \$20, \$50, \$100, and \$200.

Dominion Express Money Orders and Travellers' Cheques are the safest and best way of taking money to Canada.

Should Orders or Cheques be lost or stolen, the Company will make a refund, or issue new Orders or Travellers' Cheques.

For large sums, Dominion Express Unlimited Cheques are the most suitable. They are payable for any amount drawn on the principal towns in Canada.

Dominion Express Money Orders, Unlimited Cheques, or Travellers' Cheques are obtainable from any Canadian Pacific Office or Agency.

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Experiences of Settlers in Canada

LAND HAS ONLY TO BE SEEN

I came to this country from England in the year 1904 and homesteaded in the Streamstown locality, situated about 14 miles from Lloydminster. I had sufficient capital to buy a team of horses, but, unfortunately, lost them; but, finding plenty of work on the railroad, I was soon able to purchase three oxen, with which I broke 50 acres of land, and eventually sold them and bought horses again in the year 1908. At the present time (after selling at different times some horses, cattle, and hogs) I now have twelve head of horses, forty head of cattle, thirty hogs, and a clear title to a half-section of land, of which 168 acres are under cultivation. On the average I have yields of twenty-five bushels of wheat and seventy-five bushels of oats to the acre.

To men of mixed farming experience, I have no hesitation in recommending them to come and see this country. Plenty of land at reasonable prices can be purchased, and the land only has to be seen and the natural growth will speak for itself.

Taxes are not heavy, and churches and schools are convenient, and there is at all times a ready market for the produce of the mixed farmer.

(Signed) BROOK BOOTH.

Streamstown P.O. Alberta.

REGRETS HE DID NOT COME SOONER

I am now six years in Southern Alberta, from Scotland, locating in that now famous irrigated district called Coaldale, some ten miles east of Lethbridge.

The crops as a rule every year are all that could be desired, and my experience during my time here of this part is that there is no better land to be had for mixed farming.

I have grown wheat forty-three bushels to the acre, oats seventy-five bushels, barley fifty-six bushels, also potatoes, tomatoes, cucumbers, musk melons, water melons, strawberries, raspberries, currants (red, white, and black), gooseberries, sweet corn, and field corn. Also vegetables with the most satisfactory results.

I would strongly advise anyone who intends to go farming in Canada to get in touch with the Canadian Pacific Railway. I am very pleased that I came out, and only regret that I did not come sooner.

(Signed) JOHN HAMILTON.

Coaldale, Alberta.

\$10,000 IN EIGHT YEARS

I came to Hardisty from West Hartlepool, England, eight years ago, and I like this country much better than Old England. I have had a good crop every year, and as a grain-raising country it is hard to beat. I have never been hailed out and have had very little trouble with frost.

The climate is all fine summers and open winters, very little snow, and no blizzards since I came. I started in here without a dollar, and now I think my outfit is worth close to \$10,000, which is not doing too bad when you consider the start. Last year I raised Marquis wheat, forty bushels to the acre, and received \$1.00 per bushel for it, and my oats went sixty bushels and weighed over forty-two pounds.

(Signed) JOHN F. EDGAR.

Hardisty, Alberta.

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How Farm Servants Can Obtain Work in Western Canada

If you desire to make yourself thoroughly acquainted with the Canadian methods of farming prior to acquiring land of your own you should apply to—

A. EWAN MOORE,
Colonization Manager,
Canadian Pacific Railway,
62-65 Charing Cross, S.W.1,

or nearest office, for full particulars of our Farm Labour Service Scheme.

In the case of men whose references are satisfactory and who are otherwise suitable, a guarantee of employment on a farm is given.

This applies to married couples as well as single men and women.

Further Information

For further particulars regarding the character of the country, nature of the soils, climate, social conditions, education, taxes, cost of stock, farming implements, and general farming conditions in Western Canada, etc., etc., you are kindly asked to write for a handbook of information regarding the Prairie Provinces of Canada and the opportunities offered you by the C.P.R. in Western Canada, and other books which describe everything in detail, post free.

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SPECIAL FARES

to

CANADA

for

EMPIRE SETTLEMENT ACT PASSENGERS

1. THE BRITISH AND CANADIAN GOVERNMENTS have an arrangement under which, on and from January 1, 1926, the undernoted special Third Class rates will be applicable to approved Settlers to Canada.

From British Ports to the following Canadian Pacific Centres.

Halifax, Nova Scotia	£3 0 0
Saint John, N.B.	£3 0 0
Quebec	£3 0 0
Montreal	£4 0 0
Toronto, Ont.	£4 10 0
Winnipeg, Man.	£5 10 0
Saskatoon, Sask.	£6 0 0
Regina, Sask.	£6 0 0
Moose Jaw, Sask.	£6 0 0
Edmonton, Alta.	£6 10 0
Calgary, Alta.	£6 10 0
Vancouver, B.C.	£9 0 0

Children under 17 years of age proceeding as members of a family are provided with passage free of charge.

Families under the 3,000 Family Scheme get advantage of the Special Fares.

2. **SETTLERS TO WHOM SPECIAL RATES APPLY.** The special rates apply to—

- (a) **FAMILIES.**—Married men of farming experience, with or without children, and going on the land in Canada.
- (b) **FAMILIES** under the 3,000 Family Scheme. For details see separate Canadian Pacific Booklet.
- (c) **SINGLE MEN** with farming experience and going on the land in Canada.
- (d) **DOMESTIC SERVANTS AND HOUSEHOLD WORKERS.**—Women, between 18 and 48 years of age with some household experience, going to household work in city, town, or country. Canadian Pacific Women's Branch will give every assistance and information to household workers.

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3. PROCEDURE TO OBTAIN SPECIAL RATES.

AN AGREEMENT has been signed between the Canadian Government and the Canadian Pacific under which the Canadian Pacific have authority to select, transport and settle in Canada suitable settlers under the Canadian Special Fare Scheme. Application for the special rates should be made to any Agents of the Canadian Pacific.

4. LOANS TOWARDS PASSAGE MONEY.

Loans may be made to families, and in special circumstances Household Workers may receive a loan of the difference between the minimum ocean fare of £3 and the through fare to destination.

For example—

If a Household Worker is destined to Toronto,				
She would pay	£3 0 0
And get a loan of	£1 10 0
To cover the full fare to Toronto	...			£4 10 0

5. **EXPERIENCED FARM WORKERS** are in urgent demand throughout Canada at good wages.

6. **MEN WITHOUT FARMING EXPERIENCE.** A certain proportion of suitable single men between the ages of 20 and 35 years without farming experience may be considered.

7. **THE WAY TO TRAVEL.** Approved settlers have choice of Sailings from Glasgow, Liverpool, Southampton, and Belfast. Canadian Pacific have weekly sailings of magnificent steamships with third-class accommodation giving utmost comfort for families and others from all these ports.

8. **RECEPTION IN CANADA.** On arrival in Canada, settlers will be met by responsible officers for the purpose of giving them help and guidance, and arranging for their journey to their destination.

Settlers will be booked to the Canadian centres to which the special rates apply, as shown in paragraph 1. Passengers will themselves pay the Railway fare to their final destination. This, however, will be a small sum—not more than \$2.00 (8s. 4d.) per adult.

Responsible officers will keep in touch with approved settlers for a period of five years after arrival, and will be prepared to render settlers—free of cost—advice, information, instruction, and every possible assistance.

9. **MONEY.** For safety of travel funds, settlers are recommended to carry Dominion Express Money Orders, obtainable from the Canadian Pacific or their local Agents.

Bureau of Information



The Department of Colonization and Development of the Canadian Pacific Railway has a Bureau of Information, which will furnish the latest information regarding the natural resources and the industrial and commercial possibilities in Canada. The headquarters of this bureau are at Montreal, Canada, and branches are situated throughout Canada, Great Britain, and the United States.

Should information be required regarding the industrial and commercial opportunities of Canada, or any general information,

Apply to—

A. EWAN MOORE,

Colonization Manager,

CANADIAN PACIFIC RAILWAY,

62-65 Charing Cross,

LONDON, S.W.1,

or the following

CANADIAN PACIFIC OFFICES

LIVERPOOL - - Royal Liver Building.
Pierhead

BIRMINGHAM - - - 4 Victoria Square

BRISTOL - - 18 St. Augustine's Parade

GLASGOW - - - 25 Bothwell Street, C. 2

MANCHESTER - - - 31 Mosley Street

BELFAST - - - 41/43 Victoria Street

COBH (*Queenstown*) - - Canadian Pacific
Railway

SOUTHAMPTON - - - Canute Road

OR LOCAL AGENTS EVERYWHERE.



AND

LET US HELP YOU TO
BECOME THE OWNER OF A
PROFITABLE FARM.

Local Agents—